

APPLICANT: Evangelos M. Demestihis and Joyce B. Demestihis

PETITION No.: V-123

PHONE: 678-581-4444

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: John H. Moore

PRESENT ZONING: R-20

PHONE: 770-429-1499

LAND LOT(S): 379

TITLEHOLDER: Evangelos M. Demestihis and Joyce B. Demestihis

DISTRICT: 16

PROPERTY LOCATION: On the east side of Knight Road, south of Blackwell Lane (3550 Knight Road).

SIZE OF TRACT: 2.22 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow accessory structures (solar panels and barn) on a lot without a primary building;
2) Waive the setbacks for an accessory structure under 650 square feet (solar panels) from the required 10 feet to three (3) feet adjacent to the northern property line and from the required 40 feet to 30 feet adjacent to the front property line.

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

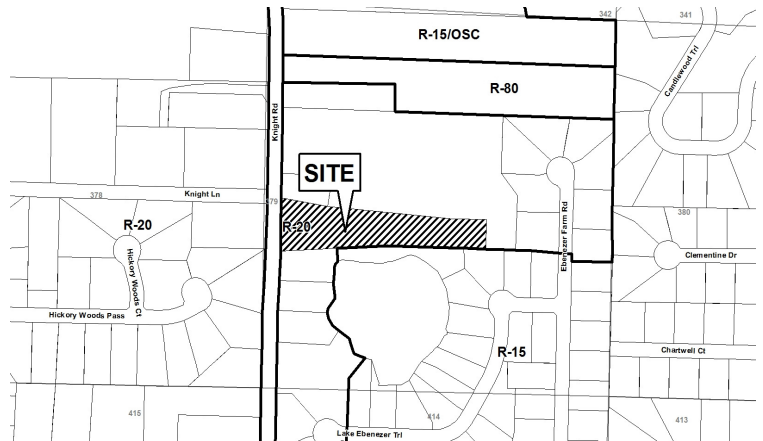
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Evangelos M. Demestihas
and Joyce B. Demestihas

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COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No General Inquiry, Building permit issued for Pool House
2/23/17 2017-001556.

Certificate of Completion issued 9/20/17.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

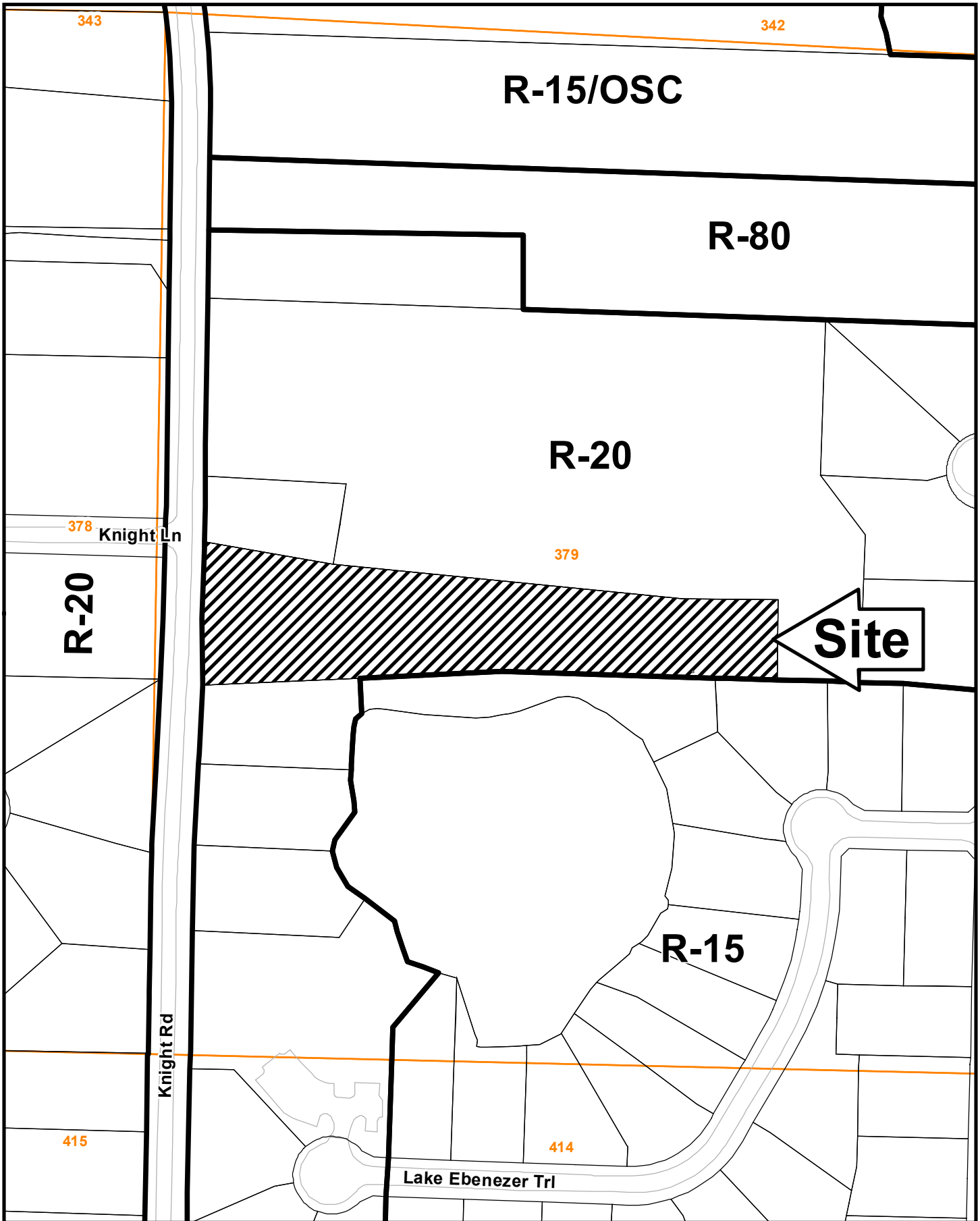
SEWER: No conflict.

APPLICANT: Evangelos M. Demestihis
and Joyce B. Demestihis

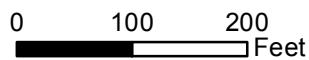
PETITION No.: V-123



FIRE DEPARTMENT: No comments.

V-123 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V- 123 (2017)
Hearing Date: 11/15/2017

Applicant Evangelos M. Demestihias and Joyce B. Demestihias Phone # (678) 581-4444 E-mail 444drd@gmail.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mjs.com
(representative's signature) Georgia Bar No. 519800



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: January 10, 2019

Titleholder Evangelos M. Demestihias and Joyce B. Demestihias Phone # (678) 581-4444 E-mail 444drd@gmail.com
Signature See Attached Exhibit "A" Address: 3550 Knight Road, Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property R-20

Location Easterly side of Knight Road; east of Knight Lane; south of Blackwell Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 379 District 16th Size of Tract 2.22+/- Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property Topography of Property _____ Other

Does the property or this request need a second electrical meter? YES _____ NO

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required side setback from ten (10) feet to three (3) feet.
(See Sec. 134-197(4)(d)).

V-123
(2017)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 123 (2017)
Hearing Date: November 15, 2017

Applicants/Titleholders: **Evangelos M. Demestihias and
Joyce B. Demestihias**



Evangelos M. Demestihias

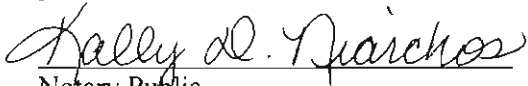


Joyce B. Demestihias

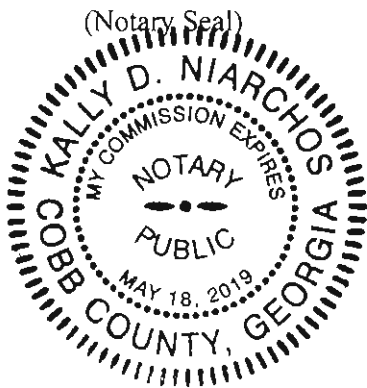
Address: 3550 Knight Road
Marietta, Georgia 30066

Telephone No.: (678) 581-4444

Signed, sealed, and delivered in the
presence of:



Notary Public
Commission Expires: MAY 18, 2019



V-123
(2017)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-_____ (2017)
Hearing Date: November 15, 2017

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicants/Titleholders: **Evangelos M. Demestihis and
Joyce B. Demestihis**

Please state what hardship would be created by following the normal terms of the ordinance:

Evangelos M. Demestihis and Joyce B. Demestihis, as the Applicants and Property Owners (hereinafter collectively "Applicants"), are the owners of a property, being 2.22 acres, more or less, located on the easterly side of Knight Road, east of Knight Lane, and south of Blackwell Road, in Land Lot 379, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The Subject Property is currently zoned to the R-20 zoning classification. Applicants seek a waiver of the required ten (10) foot side setback to three (3) feet to allow for a 15.36KW Ground Mounted Solar Array ("Solar Array"). The Solar Array was constructed by Applicants' contractor and management group in the most optimum location on the Subject Property as set forth in the Project Details prepared by the management group, attached hereto as Exhibit "1" and incorporated herein by reference. Neither the contractor nor the management group realized setbacks would apply to the Solar Array since it was not thought to be a "structure." The waiver of the required ten (10) foot side setback is necessary to allow the Solar Array to remain in the installed location. To grant the requested variance and allow the Solar Array to remain would result in minimal impact, if any at all, upon the Subject Property, and minimal impact on only one adjacent property.

J. MANAGEMENT GROUP



September 6th 2017

Attention:

John Moore
Attorney for Dr. Evan Demestihias in regards to Cobb County Zoning

Project:

15.36 KW Ground Mount Solar Array

Project Details:

J. Management Group / J and H Electric Services built a 15.36KW Ground Mounted Solar Array in the best possible location on the customers property for multiple reasons with all being taken into consideration. Max efficiency for a solar system should face south to south west without any shading or obstructions of the sun of which is providing the renewable energy. In consideration of customers existing property there could not have been a more perfect placement of system as it faces directly south with no obstructions and is alongside customers service entrance in a placement not to interfere with customers exquisite landscaping and horse pastures safely inside of customers fenced property.

The Solar Array consists of 48 320 watt solar panels ground mounted on a steel structure. The panels are split into to 2 systems. The first system has 31 panels split into 3 circuits. Circuits 1 and 2 have 12 panels and 12 micro-inverters each and the 3rd circuit has 7 panels and 7 micro-inverters.

The second system has 17 panels split into 2 circuits. The 1st circuit has 12 panels and 12 micro-inverters and the 2nd circuit has 5 panels and 5 micro-inverters.

Each one of the two systems goes back to a combiner panel located on the end of the Solar Array where each of the five circuits is fused at 20 amps.

From combiner panel one, we ran wire underground to the main house. There it feeds a disconnect fused at 60 amps. From there provisions were made to feed back into the meter and back into the utility grid.

From combiner panel two, we ran wire underground to the pool house. There it feeds a disconnect fused at 40 amps. From there it feeds back into the meter and back into the utility grid.

Most of the wire was bored by a separate contractor hired by us. They use a machine to start in one spot, tunnel underground, and come back up in another.

They then connected the wire and pulled in the tunnel as they were pulling the machine out. Where they were not able to get close enough to the buildings with their boring equipment, they dug a ditch. This company and means of running underground wire was done as it is at a safer depth with very little disruption to customers property or other utilities and wiring already existing. All of which was safely done after multiple visits by permission to dig locators to insure nothing was disrupted.

These ditches were inspected by Electrical Inspector Jimmy with Cobb County planning and zoning at our permission to bury inspection, of which we passed. It was inspector Jimmy whom brought up any zoning and variance issues with John Pederson head of zoning with Cobb County. Multiple phone calls from us and customer were ignored by Mr. Pederson with only the instruction to complete variance process after we personally went to office to speak with him and his assistant gave us said instructions.

Before project began an electrical permit was pulled to begin project. Before project began there was also a phone call to Brian with Cobb County planning and zoning to discuss wire distance from array with proper county precautions and sizing etc. as to follow all electrical protocol on a residential utility solar array. Power company Cobb EMC was notified before project began with all proper paper work filed at their office and their solar engineer Jeff Mason was kept in loop through out process. After project was sent to zoning as a courtesy from Cobb County, electrical inspector Phillip with Cobb County planning and zoning came and inspected system with instructions that he could not give a final until it was out of zoning. System had zero issues and would pass final if able.

I hope this explanation of system and events is helpful and please feel free to call at anytime to discuss.

Sincerely,

Joshua T. Mullins

Principal

J .Management Group

404.840.9800

jmullins@thejmanagementgroup.com
